# **EXHIBIT B**

## \*\*\*\* Electronically Filed Document \*\*\*\*

Instrument Number: 2022-72132

Recorded As:

EX-M23 - ASSIGN MORT

Recorded On:

July 07, 2022

na-i

09:54:13 am

Receipt Number: 26

2645311

Number of Pages: 3

Processed By:

001 DAC

Book-VI/Pg:

Recorded At:

Bk-M VI-46726 Pg-769

Total Rec Fee(s):

\$355.00

\*\* Examined and Charged as Follows \*\*

23 - ASSIGN MORTGAGE

\$ 55.00

EX-Blocks - Mortgages - \$300

\$ 300.00

#### **Property Information:**

Section	Block	Lot	Unit	Town Name
*******	******	******	*******	**************
19	Α	559A		N. HEMPSTEAD
19	Α	559B		N. HEMPSTEAD

\*\*\*\*\*\*\*\*\*\*\*THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*\*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.



Maureen D'Connell

County Clork Mauroen O'Connell

#### ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, QYNM FAMILY HOLDING, LLC (ASSIGNOR), by these presents does convey, grant, sell, assign, transfer, and set over the described mortgage together with the certain notes described therein together with all interest secured thereby, all liens, any rights due or to become due thereon to APPLEGREEN LLC (ASSIGNEE). Mortgage, dated December 29, 2020, made by Duo Liu and Xuemin Lio in favor of Qynm Family Holding, LLC in the amount of \$8,000,000. Mortgage recorded as Instrument #2021-2593 on January 8, 2021, \*

Property Address: 39 Applegreen Drive, Old Westbury, New York 11568

Dated: THIS DAY OF Line IN THE YEAR 2022 OYNM FAMILY HOLDING, LLC

By: Yuesuan Han

Name: Xueyuan Han Title: Managing Member

S: 19 B: A

L: 559A & 559B

STATE OF NEW YORK )

COUNTY of Hew York

On the lotary of line the year 2022 before me, the undersigned, personally appeared year loss of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Notary Public

NAJMA HANEEF

Notary Public - State of New York

NO. 01HA6320356

Qualified in New York County

My Commission Expires May 16, 2023

RM8

\* in Book: 44892, Page: 322

### 275 AFFIDAVIT STATEMENT TO BE ATTACHED TO ASSIGNMENT OF MORTGAGE

STATE OF NEW YORK	)
11	) ss.
COUNTY of Nassav	)

Duo Liu being duly sworn, deposes and says:

- 1. I am Duo Liu, the Manager of Applegreen LLC, the assignee of the mortgage(s) which is/are the subject of the attached assignment and as such am fully familiar with the pertinent facts in connection with the transaction involved in this assignment.
- 2. The assignee is not acting as a nominee of the mortgagor and the mortgage(s) being assigned continues to secure a bona fide obligation.

Applegreen LLC

Name:

Title: Manager

Sworn to before me this 1st day of June 2022

ary Public

HARRY DESGRANGES

Notary Public - State of New York No. 01DE6243311 Qualified in Nassau County

My Commission Expires September 26, 2023